

**ORDINANCE NO. 20110922-071**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 SCOFIELD LANE FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office (NO) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2011-0069, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Scofield Montessori Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200900082 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1701 Scofield Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure on the Property is 40 feet from ground level.

**PART 3.** This ordinance takes effect on October 3, 2011.

**PASSED AND APPROVED**

September 22, 2011      §  
   §      Lee Jeffingwell  
   §      Lee Jeffingwell  
        Mayor

**APPROVED:** Karen M. Kennard      **ATTEST:** Shirley A. Gentry  
   Karen M. Kennard      Shirley A. Gentry  
   City Attorney      City Clerk



**ZONING**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0069  
 LOCATION: 1701 SCOFIELD LN  
 SUBJECT AREA: 1.814 AC.  
 GRID: L35  
 MANAGER: S. SIRWAITIS

Exhibit A



1" = 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.